

53-3-77

WARRANTY DEED

#4258

44-164

Know all Men by these Presents,
004100

That we, BESHARA SALIBA and JULIET A. SALIBA, (husband and wife), of Waterville in the County of Kennebec and State of Maine,

in consideration of ONE (\$1.00) DOLLAR and other valuable consideration,

paid by CHARLES R. SALIBA, of said Waterville,

TRANSFER
TAX
FEE

whose mailing address is 3 Merrill Street -- Waterville, Maine -- 04901,

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said CHARLES R. SALIBA, his

heirs and assigns forever,

A certain lot or parcel of land with all the buildings thereon, situated on the west side of Main Street in Waterville in the County of Kennebec and State of Maine, and identified as the Plaisted Property, so-called, 52 Main Street, Waterville, Maine, and bounded easterly by Main Street sixty (60) feet, six (6) inches; westerly by the Concourse sixty (60) feet, six (6) inches with a northerly dimension of eighty-six (86) feet and a southerly dimension of ninety-four (94) feet.

For source of title reference is made to Kennebec Registry of Deeds in Book 631, Page 555. Reference is further made to Waterville Tax Map #53, Block #3, Lot #77.

This conveyance is subject to Leases of the three (3) stores located on the first floor of the premises, made between the Grantors and the present Lessees and the Grantors hereby grant, convey and assign the same to the Grantee with the full right to, and benefit of the rents therefrom, and to all Lessees' covenants and agreements therein contained.

The above described premises are now subject to a First Mortgage held by the Kennebec Federal Savings & Loan Association of Waterville, which the Grantee, herein, agrees to assume and pay the balance thereof in accordance with the terms of the Mortgage Note.

The Parties hereto, agree to prorate real estate taxes and utilities as of the date of transfer.

Meaning and intending to convey the same premises which were conveyed to the Grantors herein by Warranty Deed in joint tenancy from Harvey Hayden et als, Trustees of the Inter Vivos Trust of Harvey D. Eaton, dated October 31, 1984, recorded in the Kennebec Registry of Deeds in Book 2744, Page 232.

RECORDED
TO
FEE
OF
TAX
FEE

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **CHARLES R. SALIBA, his**

heirs and assigns, to **his** and their use and behoof forever.

And we do **renewant** with the said Grantee, **his** heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances, excepting as may be aforestated, that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will **warrant and defend** the same to the said Grantee, **his** heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we, the said **BESHARA SALIBA and JULIET A. SALIBA, (husband and wife),**

~~XXXX~~

~~husband/wife of the said~~

joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set **our** hand and seal **s** this **Fifth** day of the month of **March,** **A.D. 19 91.**

Signed, Sealed and Delivered

in presence of

Charles N. Nawfel
.....
to be
.....
.....

Beshara Saliba
.....
Beshara Saliba
Juliet A. Saliba
.....
Juliet A. Saliba
.....
.....

State of Maine, County of Kennebec, ss: March 5, 19 91.

Then personally appeared the above named **BESHARA SALIBA and JULIET A. SALIBA,**

and acknowledged the foregoing instrument to be **their** free act and deed.

Before me,

Charles N. Nawfel
.....
NOTARY PUBLIC
Attorney at Law

Printed Name, **Charles N. Nawfel**

RECEIVED KENNEBEC SS.

1991 MAR -6 AM 9:00

ATTEST: *Thomas Reed Mann*
REGISTER OF DEEDS